

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-192</u>	<u>LUCKY START AT BLUE WATERS L. L. C.</u>
<u>02-228</u>	<u>ALLAPATTAH NURSERY LTD.</u>

APPLICANTS: LUCKY START AT BLUE WATERS L. L. C.

(1) AU to RU-3M

REQUEST #1 ON EXHIBIT "A"

(2) AU to RU-1M(a)

(3) Applicant is requesting approval to permit single-family residences with a lot coverage of 45% and 46%. (The underlying zoning district regulations provide for 40% lot coverage).

REQUESTS #2 & #3 ON EXHIBIT "B"

Approval of request #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under 33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Bluewaters," as prepared by Codina Consulting, dated October 4, 2002 and consisting of 35 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": (North Area) A parcel of land lying in the SE ¼ of Section 19, Township 56 South, Range 40 East, more particularly described as follows: Commence at the Northwest corner of said SE ¼ of Section 19; thence run N89°17'5"E, along the north line of said SE ¼ of Section 19, and also center line of the S.W. 240th Street, for 957.99' to the Point of beginning; thence run S0°42'48"E for 36.27'; thence run S0°58'50"E for 419.63'; thence run N89°36'41"E for 302.21'; thence run N86°14'24"E for 160.53'; thence run N86°36'57"E for 370.74'; thence run N87°46'14"E for 43.44'; thence run S81°59'27"E for 23.39'; thence run S80°42'26"E for 22.8'; thence run S75°22'43"E for 195.53'; thence run N14°31'38"E for 387.63'; thence run N0°42'19"W for 80.46'; thence run N0°12'3"E for 35.51'; thence run S89°16'57"W for 1,214.84', to the Point of beginning. (South Area) A parcel of land lying in the SE ¼ of Section 19, Township 56 South, Range 40 East, more particularly described as follows: Commence at the Northwest corner of said SE ¼ of Section 19; thence run S0°17'33"E along the west line of said SE ¼ of Section 19, and also center line of the S.W. 112th Avenue, for 1,320.46'; thence run N89°18'15"E for 944.54', to the Point of beginning; thence continue N89°18'15"E for 932.72'; thence run N0°41'45"W for 189.57'; thence run N5°42'54"W for 138.02'; thence run N7°09'23"W for 50'; thence run S83°21'06"W for 335.1'; thence run S89°18'2"W for 482.79'; thence run N83°4'42"W for 92.92'; thence run S8°23'2"W for 50.85'; thence run S0°55'5"E for 304.08' to the Point of beginning. AND: EXHIBIT "B": The east ½ of the NW ¼ of the SE ¼ of Section 19, Township 56 South, Range 40 East; and the NE ¼ of the SE ¼ of Section 19, Township 56 South, Range 40 East; less the right-of-way for State Road 821; and the west ¼ of the NW ¼ of the SW ¼ in Section 20, Township 56 South, Range 40 East, less the right-of-way for State Road 821 and less that portion located at the east side of said State Road 821; AND: The west ½ of the NW ¼ of the SE ¼ in Section 19, Township 56 South, Range 40 East. LESS: A parcel of land lying in the SE ¼ of Section 19, Township 56 South,

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APPLICANTS: LUCKY START AT BLUE WATERS L. L. C.

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Range 40 East, more particularly described as follows:

Commence at the Northwest corner of said SE $\frac{1}{4}$ of Section 19; thence run N89°17'5"E along the north line of said SE $\frac{1}{4}$ of Section 19, and also center line of S.W. 240th Street, for 957.99' to the Point of beginning; thence run S0°42'48"E for 36.27'; thence run S0°58'50"E for 419.63'; thence run N89°36'41"E for 302.21'; thence run N86°14'24"E for 160.53'; thence run N86°36'57"E for 370.74'; thence run N87°46'14"E for 43.44'; thence S81°59'27"E for 23.39'; thence run S80°42'26"E for 22.8'; thence run S75°22'43"E for 195.53'; thence N14°31'38"E for 387.63'; thence run N0°42'19"W for 80.46'; thence run N0°12'3"E for 35.51'; thence run S89°16'57"W for 1,214.84', to the Point of beginning. LESS: A parcel of land lying in the SE $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, more particularly described as follows:

Commence at the Northwest corner of said SE $\frac{1}{4}$ of Section 19; thence run S0°17'33"E along the west line of said SE $\frac{1}{4}$ of Section 19, and also center line of S.W. 112th Avenue, for 1,320.46'; thence run N89°18'15"E for 944.54', to the Point of beginning; thence continue N89°16'15"E for 932.72'; thence run N0°41'45"W for 189.57'; thence run N5°42'54"W for 138.02'; thence run N7°9'23"W for 50'; thence run S83°21'06"W for 335.1'; thence run S89°18'2"W for 482.79'; thence run N83°4'42"W for 92.92'; thence run S8°23'2"W for 50.85'; thence run S0°55'5"E for 304.08'; to the Point of beginning.

LOCATION: The Southeast corner of theoretical S.W. 240 Street and S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 83.45 Gross Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apt. House 12.9 units/net acre)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: ALLAPATTAH NURSERY LTD.

(1) AU to RU-TH

REQUEST #1 ON EXHIBIT #1

(2) AU to RU-1M(a)

REQUEST #2 ON EXHIBIT #2

(3) Applicant is requesting approval to permit single family residences with a lot coverage of 45% and 47%. (The underlying zoning district regulations provide for 40% lot coverage).

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Christian's Subdivision," as prepared by Ford, Armenteros & Manucy, Inc., dated revised 10/3/02 and consisting of 16 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT 1: A portion of land lying in the NE ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Begin at the Southwest corner of the NE ¼ of said Section 19; thence N0°19'47"W, along the west line of the NE ¼ of said Section 19 for a distance of 1,324.45' to its intersection with the north line of the south ½ of the NE ¼ of said Section 19; thence N89°13'27"E along said north line of the south ½ of the NE ¼ of said Section 19 for a distance of 1,339.12'; thence S0°46'33"E for a distance of 362' to a Point of curvature of a circular curve to the left, being concave to the Northeast, having a radius of 200' and a central angle of 15°11'41" for an arc distance of 53.04' to a Point of intersection with a circular curve; thence NE/ly, E/ly and SE/ly along the arc of said circular curve to the right, concave to the Southwest, where the radial bears N74°1'47"E from the center of said curve, having a radius of 128.81' and a central angle of 101°34'35" for an arc distance of 228.35' to a Point of tangency; thence S0°19'47"E for a distance of 233.01' to a Point of curvature of a circular curve to the right, being concave to the Northwest, having a radius of 128.81' and a central angle of 104°25'9" for an arc distance of 234.75' to a Point of intersection with a circular curve; thence SW/ly along the arc of said circular curve to the left, concave to the Southeast, where the radial bears S14°5'22"W from the center of said curve, having a radius of 200' and a central angle of 15°44'44" for an arc distance of 54.96' to a Point of tangency; thence S0°42'48"E for a distance of 373.3' to its intersection with the south line of the NE ¼ of said Section 19; thence S89°17'12"W along the south line of the NE ¼ of said Section 19 for a distance of 1,338.46' to the Point of beginning. AND: A portion of land lying in the NE ¼ of Section 19, Township 56 South, Range 40 East. Being more particularly described as follows:

Begin at the Southwest corner of the NE ¼ of said Section 19; thence N0°19'47"W, along the west line of the NE ¼ of said Section 19 for a distance of 522.22'; thence N89°40'13"E, departing at right angle from the last described course, for a distance of 836'; thence

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S0°19'47"E, along a line parallel with and 836' east of the west line of the NE ¼ of said Section 19 for a distance of 516.63' to its intersection with the south line of the NE ¼ of said Section 19; thence S89°17'12"W along the south line of the NE ¼ of said Section 19 for a distance of 836.02' to the Point of beginning. AND: EXHIBIT 2: The south ½ of the NE ¼ of Section 19, Township 56 South, Range 40 East,. And all that portion of S.W. ¼ of the NW ¼ of Section 20, Township 56 South, Range 40 East; lying W/ly of the W/ly right-of-way line of the Florida's Turnpike (State Road 821) as shown in the Right-of-Way Map, Section 87005-2305, State of Florida Department of Transportation, dated March 1970. LESS: A portion of land lying in the NE ¼ of Section 19, Township 56 South, Range 40 East., being more particularly described as follows:

Begin at the Southwest corner of the NE ¼ of said Section 19; thence N0°19'47"W, along the west line of the NE ¼ of said Section 19 for a distance of 1,324.45' to its intersection with the north line of the south ½ of the NE ¼ of said Section 19; thence N89°13'27"E along said north line of the south ½, of the NE ¼ of said Section 19 for a distance of 1,339.12'; thence S0°46'33"E for a distance of 362' to a Point of curvature of a circular curve to the left, being concave to the Northeast, having a radius of 200' and a central angle of 15°11'41" for an arc distance of 53.04' to a Point of intersection with a circular curve; thence NE/ly, E/ly and SE/ly along the arc of said circular curve to the right, concave to the Southwest, where the radial bears N74°01'47"E from the center of said curve, having a radius of 128.81' and a central angle of 101°34'35" for an arc distance of 228.35' to a Point of tangency; thence S0°19'47"E for a distance of 233.01' to a Point of curvature of a circular curve to the right, being concave to the Northwest, having a radius of 128.81' and a central angle of 104°25'9" for an arc distance of 234.75' to a Point of intersection with a circular curve; thence SW/ly along the arc of said circular curve to the left, concave to the Southeast, where the radial bears S14°5'22"W from the center of said curve, having a radius of 200' and a central angle of 15°44'44" for an arc distance of 54.96' to a Point of tangency; thence S0°42'48"E for a distance of 373.3' to its intersection with the south line of the NE ¼ of said Section 19; thence S89°17'12"W along the south line of the NE ¼ of said Section 19 for a distance of 1,338.46' to the Point of beginning.

LOCATION: North of theoretical S.W. 240 Street and east of S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 87.97 Gross Acres

AU (Agricultural – Residential)
RU-TH (Townhouse – 8.5 units/net acre)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)